

## Action Plan

The East Mountain Area is faced with several challenges relative to development and future growth. The following information summarizes the foundation for the Area Plan:

- The area has scenic qualities and an existing rural character that are unique to Bernalillo County, beautiful, and vulnerable;
- Development and growth is inevitable and must be accommodated;
- Uncontrolled development will be destructive to the area's character and environment;
- Responsible development and observance of basic conservation principals can avert environmental degradation.

The Albuquerque/Bernalillo County Comprehensive Plan, adopted in 1988, identified the entire East Mountain Area as within the Rural district. County A-2 zoning is presently applied to most undeveloped lands in the area. The Comprehensive Plan states that decisions authorizing development in the Rural Area should be made in conjunction with environmental analyses, which highlight site suitability and potential impacts. Furthermore, Rural Areas of great environmental or scenic value should be considered for major Public Open Space designation, acquisition, and preservation. Environmentally appropriate development in Rural Areas should be encouraged to stabilize and maintain the open, rural character. A site's environmental conditions should guide new development's location, intensity, and character in the entire East Mountain Area.

The Comprehensive Plan states that if densities in remote and environmentally sensitive portions of the area were limited to one dwelling unit for every 5 to 20 acres (depending on local environmental conditions), then some problems associated with development

at A-1 and A-2 intensities could be minimized. Larger lots could be considered for appropriate areas now zoned A-2, although large lot development usually precludes community water and wastewater system development. Along with less intense rural development patterns, there may be suitable locations for a limited number of planned residential areas with permanent open space provided for the County in conjunction with clustering of development, and use of community water and wastewater systems.

## Recommendations

### LAND USE

The recommendations below emerge from the current conditions in the EMA and the concerns and interests of the residents.

#### Rural Character

The rural character of the East Mountain Area is very important to its residents. This character represents a lifestyle different from that in an urban setting. The citizens in the East Mountain Area acknowledge and are concerned that the existence of the area's rural character is vulnerable to change. It is very important to the residents of the East Mountain Area that the special characteristics identified in this section are preserved to the greatest extent possible. These characteristics give the East Mountain Area its own unique identity and "sense of place".

### NATURAL ENVIRONMENT

#### Water

The proliferation of inadequate individual liquid waste disposal systems in areas having steep slopes, shallow soils, and fractured bedrock has already polluted groundwater in some portions of the East Mountain Area, and have created growing concerns about public health.

Recharge of the aquifer can be enhanced if contractors install desiltation ponds downgradient from residential areas. Sheet flow off medians and roadside/parking lot plantings can be directed to drainage swales towards a ponding area, which can also serve as a small native vegetation park.

#### Wildlife

One precaution that can be taken during development design is to designate wildlife corridors through developments, so animals can take non-intrusive paths through human areas to and from water and food sources. These can double as drainage arroyos, perhaps even as enhancements to roadsides when coupled with corridors beneath roads and fences constructed where possible. Even if all land within a development is privately owned, fenced acreage should be limited to a large building envelope instead of an entire property, so animals can pass through undisturbed and without disturbing domestic animals. If lots are too small to allow partial fencing, then fences can be limited to 42-inch high wire strands to allow wildlife to pass over and under them. Residents with livestock (chickens, goats, emus, etc.) should be encouraged to install electric fences to deter predators. The New Mexico Department of Game and Fish and the New Mexico Department of Transportation in association with the Wildlands Project are developing wildlife corridors across the highways. Wildlife “culverts” beneath roadways would be appropriate in many areas where the aforementioned effort is underway.

Landscaping with native vegetation can limit dangerous wildlife/human interactions. Non-native species, fruit trees, and berry bushes that wildlife cannot obtain elsewhere will attract them to predominately human occupied areas.

#### Noises

Noise increases in proportion to development. Therefore, limiting all development would also limit noise levels. One of the individual factors that affect the noise level is internal and drive-through highway traffic. The use of jake brakes greatly impacts highway noise that could be reduced if their use was declared illegal within the limits of Bernalillo County.

One proactive way for developers to reduce noise is to provide a vegetative buffer between streets and houses. This buffer of native species would also provide privacy and improve the views along designated streets

#### Visual resources

Future development should preserve views of the mountains and valleys of the East Mountain Area in order to retain the sense of identity and rural character that mountains and hills impart to the region. Natural features should dominate the rural landscape, while artificial features should not be visible from roadways. Projects that retain most of the vegetation and distinctive features (such as

hilltops, outcroppings and meadows) are not only visually attractive, but also ecologically sound and increase the real estate value and may be given a favorable consideration for approval.

The viewsheds of the East Mountain Area should be mapped and delineated to determine the best approach for preserving or improving the visual resources of the area. The delineation of viewsheds would also be helpful in establishing area planning districts and siting future developments.

A viewshed starts at the transition between the development of a road or a village and the surrounding landscape. To determine the extent of the viewshed, important vantage points and significant features in a village should be identified. Foreground, middle ground, and background views should be assessed, and sensitivity (or relative importance) of each view classified. Effects on views should become an integral part of the evaluation of proposed future developments in the East Mountain Area.

#### Air Quality

In order to preserve the air quality that EMA residents and visitors enjoy, it is essential to implement measures to maintain it.

It would be useful to inform residents of changing technologies and offer incentives for improved air pollution control systems, as well as placing controls on major industrial pollution point sources. The County should provide incentives for change and encourage EMA residents to educate one another about potential pollution reducing technologies and techniques, and a local economic sector vending appropriate products should be encouraged to develop. Population growth and distribution, air circulation patterns, and pollutant concentrations should be monitored in order to determine how location and type of development will affect the East Mountain Area's airshed. Such an approach will safeguard air quality by guiding development and residents to be more respectful of the environment.

#### Auto Emissions

Air quality is preserved by keeping motor vehicle traffic minimal and engine emissions low, or by dispersing pollutants into a larger volume of air, thereby reducing concentration of air pollution. Reduction of emissions can be accomplished by limiting the number of vehicles or dispersion units in an area, by mechanical improvements, by intensive education of the public along with incentives for change, and by applying enforceable standards and controls on their maintenance and use.

#### Scale of Roadways

A hierarchy of roads has been developed to serve various traffic volumes, while generally keeping roadways at a reduced scale. Scale of roadways should be minimized to prevent pollution, to discourage high traffic volumes, and to retain the rural character of the area (particularly valuable to both residents, tourists and the real estate community). Road "improvements" should be planned with the surrounding countryside in mind, and roads should be kept winding and narrow as often as possible. A network of "scenic routes

intended to display and complement the natural environment should be designated as free from paving, widening, etc. Locally owned public transportation (on-call and scheduled “minibuses”) should be established to discourage automobile travel to central commercial points.

#### Alternate Transportation

Facilities for walking, bicycling, and horseback riding for recreation should be provided, thereby reducing the need for travel by automobile. Refer to the *trails* section. Trails along roads should be unpaved for multiuse where convenient and should always be separated from roadways to deter accidents and prevent the appearance of a widened roadway. Trails should be sensitively designed to fit in with the natural environment rather than as enhancements of roadways.

#### Atmospheric Circulation

Sources of pollution can take advantage of prevailing winds and breezes, if related drainageways are left unobstructed so that there is a free flow of air movement.

#### Dust Control

Use of top soil disturbance permits and dust control plans for construction sites, and other paving or gravel surfacing of dirt roads will reduce dust from these sources without greatly increasing the traffic speeds or runoff. While paving roads can reduce dust, paving can increase traffic speed and volume. Materials and construction methodologies are available for sensitively preparing unpaved roads, including appropriate landscaping along roadsides that prevent dust from reaching adjacent buildings, etc. The Albuquerque/Bernalillo County Air Quality Control Board needs to be informed of the fact that the East Mountain Area has no general dust pollution problem resulting from unpaved roads, that the East Mountain Area is not in the same “airshed” as Albuquerque, and that the unnecessary expense required to pave roads in the East Mountain Area would also have a catastrophic effect on rural character.

To achieve air quality goals to reduce dust from unpaved roads and construction sites, fugitive dust associated with unpaved roads on public rights of way, construction activity, and other dust-producing activities should be addressed as defined by the Albuquerque/Bernalillo County Air Quality Control Board Fugitive Dust Control regulations. Strategies to reduce fugitive dust include paving, application of hygroscopic materials, as well as non-toxic chemical stabilizers. A Fugitive Dust Control permit must be acquired from the Albuquerque Environmental Health Department.

#### Landscaping

Landscaping bare areas and green-belts with native plants and preservation of native vegetation in areas not under active construction will reduce dust.

Buffer Zones

Buffer zones minimize adverse impacts of pollutants on a specific area by reduction of human exposure to the pollution source. Areas most sensitive to air pollution are schools, playgrounds, residential areas, and places where people congregate. Vegetative buffer zones (“green-belts”) reduce the impact of air, noise, and dust pollution and contribute to the highly valued characteristics of privacy and isolation.

Wood-burning Emissions

Use of more environmentally sensitive wood stoves in all new construction and incentives for replacement of older wood-stoves will begin to reduce emissions caused by the uncontrolled burning of wood. The supply of environmentally effective materials and equipment by a local industry should be encouraged.

**COMMUNITY DEVELOPMENT****Residential Development**

Existing standards and procedures for development approval should be re-examined. The commercial and residential development approval process must be rigorous in order to ensure that critical issues (such as those presented in the Existing Conditions section) are addressed. The development review process should require that development proposals not harm the area or ensure steps to minimize its impact on the natural environment. The process should continue to be publicly visible and more responsive to public opinion. The most significant feature that draws people to the East Mountain Area is the natural environment. The sense of seclusion, solitude, tranquility, privacy, and environmental integrity should take precedence in decisions regarding new development. The disregard for rural preservation negatively affects the quality-of-life.

Water availability, fire mitigation plans, and rural preservation must be the primary criteria for approving all new development. Without these precautions, over-development will occur, directly impacting water and fire, the two most potentially catastrophic issues. All subdivisions should include undeveloped, unimproved open spaces.

Housing dispersal characteristics of rural areas dramatically increase public facility extension costs. Decisions to extend public facilities and services should be made with careful consideration of both the public health and safety concerns and the effect that service extension will have upon the existing character and future development in those areas.

Developers must be held responsible and accountable for the following:

- Increased wildfire danger or increased fire-prevention costs to taxpayers.
- Compromise of existing watersheds and viewsheds.
- Increased air, noise, and light pollution.

## Commercial and Economic Development

Zoning should be cottage-industry friendly for clean and low-impact enterprises. This will reduce traffic and will broaden economic opportunity for rural residents.

Commercial Nodes identified on the 1992 Proposed Transportation Network and Commercial Nodes map are meant to indicate approximate locations for future commercial activity.

Future commercial development would be allowed only in designated centers, and the final plan reflects this philosophy. The commercial centers shown on the (1921) Proposed Transportation Network and Commercial Nodes Map (following page \_\_\_\_\_) are based upon existing cultural and commercial villages, with a moderate area available for future expansion. New commercial development occurring in designated areas will eliminate endless commercial sprawl along the highways and future degradation of the rural character of the area. Limiting commercial development in the area has been a high priority of the citizen committees, the questionnaire respondents, and the public throughout the planning process. The existing commercial centers are located in: Tijeras, Cedar Crest, San Antonito, the junction of Highway 333 (Historic Route 66) and Highway 217, and Chilili. In addition, two small neighborhood commercial centers have been shown at Kuhn Road and the intersection of Highways 337 and 217.

The Historic Route 66 (Highway 333) corridor has developed with a mix of warehouse/storage yards, light industrial, and commercial/retail uses. Future commercial and employment uses should be encouraged in the Route 66 corridor.

The exact dimensions and parcel boundaries should be determined as part of a market study/Commercial areas study.

## Transportation

The Area Plan establishes a local and regional road circulation network that provides access to all residential and recreation areas in the Area. Regional circulation routes provide access through the area and access to regional attractions such as Sandia Crest, Sandia Peak Ski Area, and Cibola National Forest. The local circulation routes provide access to more remote residential areas and provide alternative access routes to the regional thoroughfares. The Transportation Network Map illustrates the overall circulation network and several proposed improvements.

## Policies

The Area Plan for the East Mountain Area of Bernalillo County must recognize the goals and objectives of residents, the unique character of the area, and its sensitive environmental conditions. Together, these factors provide direction and guidance for the drafting of land use and development policies specifically tailored for this area.

It is important to Rural Area preservation that the distinct character and value of specific regions within the East Mountain Area be recognized and maintained. The unique rural attributes and environmental conditions warrant development standards that differ from those applied in urban Areas. The following policies provide direction for future development and land use decisions in the East Mountain Area.

### LAND USE

1. Bernalillo County shall guide future development and land uses in accordance with the specific environmental factors affecting each site. These factors include:
  - water availability and quality
  - wastewater disposal and treatment
  - steep slope areas / erosion control
  - floodplain / arroyo corridors
  - visual characteristics
  - vegetation
  - soil types
  - fire breaks in forested areas.
2. All existing and future developments in the East Mountain Area (new subdivisions, new land divisions, and existing lots of record) have the potential to degrade the existing character and environmental conditions and must be controlled to prevent future degradation.
3. In areas with poor soils, steep slopes, wildlife habitat, and high scenic quality, clustering of development in areas most suitable for any development should be encouraged in association with permanent open space provisions to Bernalillo County.



4. Subdivision, land divisions, and development on existing lots in areas of poor soils, steep slopes, wildlife habitat areas, and high scenic quality areas shall require special consideration relative to water supply, wastewater treatment, building site, road layouts, drainage, and subdivision design.
5. Agricultural uses within the East Mountain Area should be preserved by Bernalillo County through continued and enhanced tax incentives.
6. New, small-scale agricultural activities such as light crop production, home gardening, sustainable agriculture, and animal husbandry should be encouraged where consistent with environmental conditions.
7. New agricultural uses requiring extensive irrigation water (1,000 gpm or more) should be limited to areas with sufficient available water.
8. Restrict new Special Use Permits for heavy commercial and manufacturing uses near residential areas to owner-occupied business with local employees.
9. Average residential density for any new subdivision or land division within the East Mountain Area shall not be approved at less than 2 acre net lot size per single-family dwelling unit.
10. Commercial development should occur in the commercial nodes identified on the Commercial Nodes Map or in the Economic Development Plan or in Master Plan areas approved by Bernalillo County.
11. New employment uses shall be of an appropriate scale to meet the needs of the area residents and not degrade the environment.

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Open Space

1. Bernalillo County shall continue to work in conjunction with the National Forest Service regarding expansion of recreational facilities in the East Mountain Area.
2. Bernalillo County Parks and Recreation Department shall pursue the acquisition and/or preservation of the major open space areas identified in the Bernalillo County Parks, Open Space and Trails Master Plan.

3. Bernalillo County Parks and Recreation Department, in cooperation with area residents, shall develop a program for development and installation of interpretive signage for historic, natural, and archeological features or events along the rural and scenic roadways in the East Mountain Area.
4. Bernalillo County Zoning, Building and Planning Department shall encourage clustered housing, designation of non-buildable areas, and setting limitations on building envelopes in order to preserve key visual and environmental resources including arroyos, steep slope areas, ridgetops, etc. [Through design guidelines or by adoption of new measures.]
5. Bernalillo County Parks and Recreation Department shall work with the National Forest Service and City of Albuquerque Open Space Division concerning joint efforts for the provision of trails, trailheads and parking lots, group gathering sites, outdoor classrooms, handicapped access to open space, and acquisition of more open space.
6. Bernalillo County shall prohibit the discharge of firearms on any public lands in the East Mountain Area (unless an authorized law enforcement permit has been granted) similar to existing regulations approved by the US Forest Service.

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## NATURAL ENVIRONMENT

1. In order to minimize environmental and visual damage from new buildings in the East Mountain Area, Bernalillo County Zoning, Building and Planning shall require that all subdivision applications and building site plans include the following:
  - Topography designating areas between 15% and 25% slope and over 25% slope, and ridgetops
  - Existing generalized vegetation
  - Existing floodplains/arroyos, wetlands, and riparian areas
  - Existing roads and/or trails
  - Cleared and graded areas not to exceed minimum required for roadways, home, accessory building, wastewater treatment, animal husbandry (where allowed by zoning) and driveway construction.

2. Bernalillo County shall improve enforcement of ordinances prohibiting littering and dumping in the East Mountain Area. In addition, Bernalillo County shall at all times maintain at least one solid waste transfer station in the area.
3. Bernalillo County shall work with Area residents to implement an area-wide recycling program.
4. Bernalillo shall encourage the use of native plant materials and xeriscape low water use principles within the East Mountain Area.
5. Bernalillo County shall require that all cut and fill slopes associated with development in the East Mountain Area be re-vegetated with natural plant materials and/or rip-rapped with natural stone or chemically treated concrete to blend with the natural setting.
6. Bernalillo County shall encourage the development of individual conservation plans for properties of 10 or more acres in cooperation with the Ciudad Soil and Water Conservation District.

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Water and  
Wastewater

1. Bernalillo County shall prepare and/or update ordinances governing the approval and construction of community water and wastewater systems to be in compliance with the new New Mexico Environment Department regulations and with the East Mountain Area Plan and other applicable County plans.
2. Bernalillo County shall prepare and/or update design and construction standards for community water and wastewater systems.
3. Bernalillo County shall prepare construction and design standards for individual water wells.
4. Bernalillo County shall prepare standards and procedures for effluent quality and monitoring for community wastewater systems.
5. Bernalillo County shall establish a process for the review and approval of community water and wastewater systems.

6. Bernalillo County shall actively seek grants, loans, Federal and State special appropriations, and provide other funding sources to assist in the construction and customer connection and utilization of community water and wastewater systems in conformance with approved area plans, and seek to establish public/private and intergovernmental agreements for continued operation, maintenance and administration of any publicly funded community water or wastewater systems.
7. Bernalillo County Office of Environmental Health shall prepare an informational booklet on residential on-site liquid waste disposal systems and make it available to all East Mountain Area residents. The booklet shall include the following:
  - how the system works, including components of the system;
  - proper care and maintenance tips and schedule;
  - potential problems, how to spot them, how to avoid and/or correct them;
  - information on new technologies.
8. All new subdivisions in the East Mountain Area shall be required to study the effects of the development upon the groundwater supply over a 100-year period (prepared by a Hydrogeologist or Groundwater Hydrologist).
 

***Note:** The State Engineers Office administers the Sandia and Estancia Basins on a 40-year basis, and will not certify water supplies beyond that point.*
9. In all areas determined by an on-site soil depth and permeability evaluation approved by Bernalillo County Office of Environmental Health as having moderate or severe restrictions on the development of septic tank drain fields, whether for new building permits or subdivisions, the drain fields must meet minimum standards provided in Appendix A. In those soils where drain fields are not recommended, an alternative system, which can be demonstrated to mitigate the adverse impacts of discharging sewage to the environment, must be provided. (See Appendix B for alternatives.)
10. Bernalillo County Zoning, Building, Planning, and Environmental Health Department shall require that all new buildings in the East Mountain Area have ultra-low flush toilets (less than 2 gallons per flush) and low-flow plumbing fixtures unless alternative liquid waste systems proposed would be better served by higher water volumes.

11. Bernalillo County shall require that for new developments of 25 dwelling units or more, developers and builders must provide either:
  - connection to a regulated sewer system;
  - centralized collection and treatment of wastewater (including nitrogen removal);
  - approved alternative on-site non-discharging systems; or
  - conventional systems that meet the requirements specified in the Bernalillo County Liquid Waste Ordinance, *and* an acceptable hydrogeologic report.
12. Bernalillo County Public Works Division shall prepare a Wastewater Service Options Study for the East Mountain Area to include:
  - Evaluation of wastewater treatment options for the major subdivisions and population centers in the East Mountain Area.
  - Comparison of the costs and benefits of all wastewater treatment options as they pertain to specific development areas.
  - Exploration of financing and management techniques for the various options.
13. Bernalillo County shall pursue the establishment of an incentive program (revolving loan fund, matching funds, grants) to promote the upgrade of existing septic systems to non-polluting alternatives in areas experiencing problems with septic tank effluent (groundwater pollution, well contamination, or public health hazard).
14. Bernalillo County shall prepare a water and liquid waste infrastructure study and develop a wastewater services options analysis for the East Mountain Area.

Wildlife	Bernalillo County shall encourage the establishment of wildlife corridors to increase the safety of residents and preserve the natural habitat for wildlife.
Drainage	<ol style="list-style-type: none"> <li>1. Bernalillo County Public Works Division shall prepare an overall drainage management plan for the entire East Mountain Area.</li> <li>2. Future trail locations in conjunction with arroyos shall be coordinated with drainage requirements to ensure safe horizontal and vertical clearance between the trails and the arroyos. Due to potential flash flooding in natural arroyos (where the people in the lower reaches may not be able to see a cloud burst in the upper reaches of the drainage basin due to the topography), it is imperative that all trails be placed at an elevation which is above the water surface during a 100-year storm event plus the desirable freeboard. Additionally, due to the wave action in the natural arroyos, a prudent buffer or adequate horizontal and vertical clearance between trails and arroyos should be provided.</li> <li>3. All development shall comply with the Federal Stormwater Quality regulations promulgated by the US EPA and as administered by Bernalillo County, the City of Albuquerque, or any other local governmental entities.</li> </ol>
Soils and Vegetation	Bernalillo County Public Works Division shall require all future subdivisions in the East Mountain Area to submit an Erosion and Sediment Plan (during and after construction) for review and approval.
Air, Light, Noise Pollution	<ol style="list-style-type: none"> <li>1. Bernalillo County shall integrate air quality considerations into zoning and land use decisions to prevent air quality/land use conflicts.</li> <li>2. Bernalillo County shall require new buildings in the Area to have low-emissions fireplaces and wood-burning stoves.</li> </ol>

## COMMUNITY DEVELOPMENT

Residential Development	Bernalillo County shall maintain land that is zoned for housing and that shall include affordable housing.
Commercial and Economic Development	Bernalillo County shall prepare an Economic Development Plan including a detailed Commercial Nodes and Corridors section. The design guidelines must be compatible with an overall transportation network.
Education	Bernalillo County shall work with the Albuquerque Public School system to make educational facilities accessible by East Mountain Area residents
Facilities	<ol style="list-style-type: none"> <li>1. All new parks, schools, churches and other public and semi-public facilities and amenities shall be encouraged to locate on sites that contribute to the identify of the community.</li> <li>2. Public buildings should strive to be an example of superior design quality.</li> <li>3. Public buildings shall serve as community gathering areas by being accessible and available to area residents.</li> <li>4. Bernalillo County shall work with the Village of Tijeras on development and funding of regional community facilities such as the existing Community Center, or proposed Library, Museum, and Mountain Arts Cultural Center.</li> </ol>
- <u>BCPR</u>	Bernalillo County shall work with staff from other federal, state, county and municipal agencies and private developers on facility development and management issues in order to provide and promote diversified and quality recreational programs and facilities for the citizens of the EMA.
- <i>Trails</i>	<p>Bernalillo County shall identify, develop and maintain a series of interconnecting trails in East Mountain Area</p> <p>New subdivisions shall be required to provide trail connections and/or access to trails on adjacent public or private lands as designated East Mountain Bikeways and Trails Plan</p>

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Public Safety	<p>All new proposed developments must indicate the level of need for Public Safety facilities</p> <p>Bernalillo County shall require major subdivisions applications to include a fire mitigation plan.</p> <p>Bernalillo County shall communicate with the State Forestry Department on Fire Safety measures</p>
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| Cultural Resources | <ol style="list-style-type: none"> <li>1. Bernalillo County Building, Zoning and Planning Department shall require a review letter from the New Mexico Office of Cultural Affairs concerning archeological resources for any proposed development in the East Mountain Area. Prior to development, excavation, or grading of any site containing known archaeological or historical sites, Bernalillo County shall require, review, and approve a mitigation plan when sites are identified by the State Historic Preservation Division as significant sites. <ul style="list-style-type: none"> <li>▪ Bernalillo County shall promote preservation of historic structures in the Area through the following actions:</li> <li>▪ Encourage private preservation of historic structures.</li> <li>▪ Explore the feasibility of adaptive reuse of historically significant structures for public or other community uses.</li> <li>▪ Provide support for practical historic preservation programs that will benefit East Mountain Area residents.</li> <li>▪ Apply for matching funds from the State Historic Preservation Division for an area survey of historic structures. State and/or National Historic Register nominations shall be prepared as a deliverable of survey.</li> </ul> </li> <li>2. Bernalillo County shall review and evaluate existing archeological sites and pictographs for inclusion and purchase as County Open Space.</li> </ol> |
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Transportation



1. The primary intra-mountain circulation network consisting of Hwy 14, Frost Road, Hwy 217, Hwy 337 and Historic Route 66/I-40 should be improved and maintained to provide safe, efficient year-round access.
  2. Secondary circulation routes including Gutierrez Canyon (not necessarily paved) and Vallecitos Road/Meadow Drive/Sedillo Hill Road should be maintained as rural roadways providing alternative north-south connections from I-40 to the residential development to the north.
  3. Bernalillo County Public Works Division shall improve the connection from Hwy 337 to 217 through Juan Tomas as a secondary local connection. This roadway should remain a rural gravel roadway (not paved).
  4. Bernalillo County Public Works Division shall work with the New Mexico Department of Transportation to integrate the design of an interchange at Hwy 217 and I-40.
  5. Bernalillo County Public Works Division shall prepare a location study for at least one Park & Ride lot in the area.
  6. Bernalillo County Public works Division shall pursue methods to gravel and maintain all appropriate high traffic roadways in the East Mountain Area to reduce dust and air pollution.
  7. Bernalillo County should limit individual driveway access for new subdivisions onto all regional and local primary roadways wherever reasonable access can be provided through other existing rights-of-way or interior circulation streets.
  8. Future traffic signals should be installed in the East Mountain Area only where they are needed to reduce safety hazards.
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Solid Waste	<ol style="list-style-type: none"> <li>1. Bernalillo County shall improve enforcement of ordinances associated with and require mandatory community service as a penalty for unlawful littering and dumping in the East Mountain Area.</li> <li>2. Bernalillo County shall at all times maintain at least one solid waste transfer station in the area.</li> <li>3. Bernalillo County shall work with Area residents to implement an area-wide recycling program.</li> </ol>
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## Implementation Measures

The East Mountain Area's vision, conditions, and goals have been updated to produce the current East Mountain Area Plan. The Planning Matrix shows the goals and policies of this planning effort. Implementing the policies will only be possible if the necessary funds and personnel are available to the affected County Departments. General provisions include the following:

- Adopt the East Mountain Area Plan (2005) update
- Guide all development with the intent to maintain the rural character of the East Mountain Area.
- Review and make necessary amendments to the Bernalillo County Zoning Ordinance and Subdivision Ordinance for compatibility with the recommendations in the EMAP.
- Establish additional plans to implement goals of the EMAP.

Within this structure, specific *Action Items* should be accomplished in order to achieve the vision, goals and objectives that are the foundation of the policies of the EMAP. The following strategies should be considered:

### Land Use

- Establishment of sector plans
- Enforcement of performance guidelines
- Designation of commercial activity centers and corridors
- Requirement of major subdivisions to include open space or access to open space
- Encourage planned development areas

### Natural Environment

- Water/Wastewater Systems (installation and upgrades)

- Visual Impact Analysis
- Natural Resources Plan

#### Community Resources

- Continue to implement the BCPR Parks, Open Space, and Trails Master Plan (2003) and the East Mountain Trails and Bikeways Master Plan (2004).
- Establish an Economic Development Plan

## LAND USE

### Sector Plans

Bernalillo County shall prioritize and prepare specific plans for neighborhoods or sub-areas within the East Mountain Area. These plans will specify development criteria for the areas they cover and can establish specialized zoning.

First, a format for sector plans should be established so that future plans will be consistent with this EMAP and the Albuquerque/Bernalillo County Comprehensive Plan. This template will include natural resources analysis, economic data, community facilities and infrastructure review.

Secondly, sub-areas should be determined using as factors areas containing the greatest amount of population, established development (residential, infrastructure, etc.), and geographic boundaries. The Character Areas map (p. \_\_) may be used as a guide. Priority for the creation of sector plans should be given to [commercial nodes and corridors].

Thirdly, within each sub-area, appropriate zones for designated activity should be established. For example, certain areas could be designated solely as commercial zones. Another option to maintain rural character of the area, would be to select zones along North Highway 14 and Interstate 40 that could serve as transitions from commercial nodes to residential areas. These zones could include residential and neighborhood scale businesses. Zones would require appropriate setbacks, performance standards and development guidelines (shared access, signage and landscaping requirements).

Each sector plan should be presented to the Bernalillo County Commission for approval and adoption.

## Performance guidelines

All development should follow the performance guidelines presented in this plan.

Standards based on performance can be established and implemented within sector plans. Performance standards are based on measurements of the effects or the performance of land use activities. They define impacts and levels of performance on a site-by-site basis. They do not preclude or restrict development so long as the performance criteria can be met. Because of the requirement to meet certain criteria rather than uniform standards, development is encouraged to be creative and well designed. Performance-based systems are more flexible for the development and building community to use. Regarding design, emphasis is on impacts rather than specific uses. It encourages creative solutions and designs and a proactive approach to the quality and character of development. General performance guidelines, include the following:

Development Intensity-a measurement of how a particular development contributes to traffic generation, its affect on and need for infrastructure and facilities, its depth of impacts on the terrain, and its compatibility with adjacent land use.

### Water/Wastewater

Preservation of water quality and quantity must be ensured through careful design of traditional (where environmentally appropriate) and alternative wastewater treatment facilities. This affects the supply of potable water to new and existing development

Regarding water, all development should do the following:

- Reduce the per capita water consumption
- Maintain a 100-year water supply
- Eliminate environmental degradation from groundwater mining, water importation, and/or inefficient water use.
- Preserve the quality of the groundwater supply
- Encourage water harvesting and recharge/injection wells which meet state and EPA criteria to provide for aquifer recharge.

Regarding wastewater, all development should do the following:

- Eliminate conventional septic tanks and drain fields for lots having soils identified as not appropriate by on-site permeability, percolation, and soil depth analysis.
- Minimize the potential for groundwater pollution
- Revise the permit fees to fund an adequate inspection, review, and enforcement program.

### Wildlife Habitat

Preserve significant habitat areas including riparian areas, wetlands, migration corridors, or other special habitat areas.

Visual Resources

Preserve key visual resources which may include slope areas greater than 25 percent, ridgetops, open meadows and forested areas

Fire Hazard

Provide for an adequate fire water supply

Provide fire breaks, or alternative fire containment techniques within heavily forested areas

Provide for emergency vehicle access to all residential structures.

Neighborhood Compatibility

Promote land development and use that is compatible with adjacent properties.

Subdivisions

For subdivisions proposing to create any number of lots having a net size less than five acres, the following guidelines can maintain the development within the requirements of this plan.

*Water Supply*

Provision of water from an approved private community or other approved water system serving multiple dwelling units

*Liquid Waste:*

Provision of an approved centralized waste collection, treatment, and disposal system or public sewer system OR

For lots not part of a centralized liquid waste disposal system, the provision of alternative systems that can be demonstrated to mitigate the adverse impacts of discharging effluent to the environment.

*Cluster (Open Space) Development:*

Every 10 percent of the site area (up to fifty percent) shall be preserved in permanent open space

- The minimum tract area considered for cluster development shall be 25 acres.
- The minimum net lot size within a cluster development shall be 0.33 acres.
- In order to prevent the future subdivision of large lots, individual lots created that exceed four acres shall require a note on the plat and deed restrictions specifying that no further subdivision of these lots shall be permitted.
- An open space management plan shall be required in all subdivisions that have open space areas under common ownership.
- Permanent open space must be clearly identified on the Plat and recorded on the property deed.

*Limited Development:*

### Establishment of a specific building envelope

The use of buildable envelopes defines the limits of construction activity as a means of preserving natural features of the site. The limits of building envelopes for structures and septic system components shall be clearly identified on the Site Plan and Plat. Building and septic tank permit approvals shall require compliance with the adopted plat.

Building envelopes shall be located as follows:

- Avoid open meadows.
- Located on the edges of fields and in wooded areas whenever feasible to minimize the visual impact of development.
- Shall not include wetlands, streams, riparian areas, arroyos, floodplains, or ridgetops.
- Should not include areas with slopes over 15 percent, if possible, and shall not include any areas with slopes of 30 percent or greater.
- Shall be located to avoid areas of rock outcrops and soils with severe limitations to residential development.
- Building envelopes shall be a maximum of 25,000 square feet per lot.

#### *Buffer Areas:*

Establishment of a permanent buffer yard (around the entire perimeter of the site) greater than Bernalillo County setback requirements.

#### *Historic and Cultural Resources:*

Protection of properties with significant historic and/or cultural resources located on site and identified by the State Historic Preservation Office, but not protected by existing Federal or State statutes.

#### *Public Lands:*

Provision of additional trail access (above and beyond the trail needs identified in an adopted Bernalillo County Trails Plan) to an existing or future public trail for properties adjacent to public lands.

#### *Parks:*

Designation and preservation (not dedication) of an acceptable site (approved by Bernalillo County Parks and Recreation) for a park for those areas identified by Bernalillo County Parks Department or the Parks Master Plan (in process of being developed) as needing a park to serve the surrounding community.

#### *Public Dedication of all Subdivision Roadways:*

Requires approval of the Bernalillo County Public Works Division.

*Identification and Mitigation of Negative Impacts to Habitat Areas:*

as identified by an adopted Natural Resources Plan, impacted by the development above and beyond those required above.

## Designation of commercial activity centers and corridors

The EMAP calls for appropriate commercial activity. A market study or study of the potential commercial nodes and corridors should be carried out to determine the location for commercial and industrial uses.

## Require Major Subdivisions to provide open space and/or access to open space

Currently, developers are not required to provide open space within major subdivisions. In some cases, this has resulted in restricting public access to U.S. Forest Service lands abutting the development.

## Planned Development Areas

Clustering development onto a designated portion of the site (subdivision) allows for the protection of significant or fragile natural resources by leaving the undeveloped areas as open space. Though the overall dwelling units to acreage ratio (density) stays the same, the placement of those structures closer (clustered) together can leave open spaces for the protection of natural resources and the enjoyment of residents.

In order for the clustering concept to work, there must be a mechanism for limiting future subdivision and development of the land designated as open space. Some of the possible approaches include deed restrictions, conservation easements, and open space dedications. The owners must be willing to allow for the restrictions and, in the case of public open space, the County must be willing to accept the property as public land.

Bernalillo County should conduct a study to determine which approaches are most appropriate and what role the County should take in restricting future development as opposed to having the limitations established between private parties.

## NATURAL ENVIRONMENT

### Water/Wastewater Systems

The Bernalillo County Subdivision Ordinance shall be revised to require all new subdivisions in the East Mountain Area to study the effects of the proposed development upon the groundwater supply over a 100-year period (prepared by a Hydrogeologist or Groundwater Hydrologist).

Bernalillo County will update ordinances governing water and wastewater issues to comply with New Mexico Environment Department regulations.

Bernalillo County shall prepare and adopt a Wastewater Services Option Plan for the East Mountain Area before 2008.

Bernalillo County shall prepare and approve an overall drainage management plan for the East Mountain Area prior to 2010.

### Visual Resources

Bernalillo County shall establish an ordinance to require the use of native plant material and xeriscape principles.

The Bernalillo County Subdivision Ordinance should be revised to include requirements for the preservation of visual resources. Prior to construction, developers should be obligated to show the potential impacts of the development on the areas visual resources. The developer should also provide natural visual buffers between adjacent developments when feasible.

In addition, enforcement of existing building regulations will help ensure that structures are built in appropriate places.

### Air, Light, and Noise Pollution

Bernalillo County will establish an ordinance to require new buildings in the area to have low-emissions fireplaces and wood-burning stoves.



## COMMUNITY DEVELOPMENT

### Facilities

Bernalillo County should assess the capacity of existing public facilities to serve the current or projected future population. This information can assist in identifying potential locations for future public facilities and lead to the expansion or relocation of public activities or facilities.

### Recreational needs

Bernalillo County should undertake a review of EMA's recreational facilities in light of existing and future recreational needs. Large subdivisions, not yet built out, will inevitably present a variety of recreational needs.

### Multi-use trail system

Bernalillo County should continue to develop the trail system as planned in the East Mountain Trails and Bikeways Plan (Bernalillo County Parks and Recreation).

### Economic Development

The need to fit commercial activities into the East Mountain Area speaks to a larger issue, which is that of economic development.

Bernalillo County shall work with the East Mountain Chamber of Commerce and residents to accomplish the following:

- establish criteria for what constitutes nodes (areas of concentrated commercial activity)/ corridors and appropriate activities;
- prioritize desired and potential commercial and industrial activities;
- analyze potential location of centers and corridors;
- identify job opportunities; and
- prepare and adopt an economic development plan.

## Evaluation Tools

### REVIEW AND EVALUATION

Periodic review and evaluation is critical to the successful implementation of the East Mountain Area Plan. Bernalillo County Zoning, Building, Planning, and Environmental Health Department shall review the East Mountain Area Plan every five years. This review shall focus upon action items and recommendations completed, usefulness of the plan to the County Planning Commission and staff, and demographic changes in the area. This will allow the County to evaluate the plan's effectiveness and identify areas in need of modifications and/or revisions. The efforts in this plan should be coordinated with those in other Bernalillo County plans that affect the East Mountain Area.

Evaluate the region's success in land use, natural environment, and community development including the following:

#### Land Use

Purpose: to measure the effect of development on rural character. (To gauge the deterioration of rural character)

#### Natural Environment

Purpose: to measure the ability of the area's resources to support new development. To determine how much additional development is possible in the future.

#### Community Development

Purpose: To measure the health, safety, and welfare of the public

Below are the general objectives by which implementation can be measured. A review of these should occur annually, resulting in a brief report.

#### Land Use

Wide open spaces, scenic views, farms, and houses spaced far from one another are what largely characterize a rural area. The progress and goals achieved in other plans, such as the EM Trails and Bikeways Master Plan contribute to the effort of maintaining the character of the area.

Density

Minimum lot size is two acres per one dwelling unit though larger lot sizes are encouraged. Annual Subdivision Report-A report showing size and density of minor and major subdivisions approved during a specific period of time.

## Natural Environment

The natural environment in the East Mountain Area is vulnerable to degradation due to the area's unique combination of steep slopes, shallow soils, fractured bedrock, dependence upon ground water, scenic beauty, and the lack of urban water and sewer facilities systems.

Increased development makes demands on these resources and impacts the unique conditions. Analyses of these conditions prior to development can provide Bernalillo County with information on the appropriateness of the proposed development.

Water availability statements- Developers must provide documentation proving that they have sufficient water and water rights to furnish proposed development with water for a period of 100 years.

Permitted wastewater systems-reduce the likelihood of soil and groundwater contamination.

Bernalillo County Office of Environmental Health shall record and compile an annual report of the number of permits and wastewater systems installed.

Critical Area protection – The open spaces and trails network included on public and private land provides wildlife corridors, preserves native vegetation and protects the quality of surface water.

Bernalillo County Parks and Recreation department shall make publicly available the progress of the Bernalillo County Parks, Open Space, and Trails Master Plan and East Mountain Bikeways and Trails Plan.

Visual resources analysis- By 2010, Bernalillo County shall conduct a visual resource analysis that would inventory and evaluate the visual resources within the area. Following the analysis, a visual resource management rating should be assigned to lands that could potentially be impacted by development. This rating would indicate the varying need of preservation, and should be updated every 5 years. The visual resource management rating would aim to influence the design and scale of structures to be compatible with the surrounding community.

## COMMUNITY DEVELOPMENT

Commercial activity in the East Mountain Area is predominantly located along the two main local transportation corridors, Highway 14/337 and Historic Route 66.

Clustering of services in centralized locations should be encouraged through the policies of this plan to be accessible to area residents.

Facilities -Adequate public services, facilities, and amenities to serve the population

Every five years, Bernalillo County shall review the capacity of existing community-service facilities. This will include a review of recreational needs.

Economic development- Commercial nodes should be established to allow for the location of neighborhood-scale businesses that generate jobs and provide needed goods and services to EM residents while maintaining rural character.

Bernalillo County shall work with the East Mountain Chamber of Commerce to collect annual figures on new, continued, expanded, and discontinued businesses. As part of this assessment, special attention will be paid to the number of locally owned and operated establishments.